



## **CITY OF CHELSEA**

### **PLANNING COMMISSION AGENDA**

**MARCH 18 2008, 7:30 P.M.**

**BOARD ROOM**

**WASHINGTON STREET EDUCATION CENTER**

**500 WASHINGTON ST., CHELSEA, MI**

#### **CALL TO ORDER**

#### **APPROVAL OF MEETING MINUTES**

- Approval of the Meeting Minutes for February 19, 2008.

#### **PUBLIC PARTICIPATION**

#### **NEW BUSINESS**

- **Mobil Gas Station Addition** - An application has been filed by Chelsea Properties L.L.C. of 1629 S. Main St., Chelsea, MI for an Amended Final Site Plan approval of a proposed addition to existing building on the following described parcel of land: Tax Code: # 06-06-132-380-016, 1629 S. Main St., Chelsea, MI, Mobil Gas Station

#### **OLD BUSINESS**

- **Comprehensive Plan** – Final Draft.

#### **DISCUSSION**

#### **REPORTS**

#### **ADJOURNMENT**

**PLANNING COMMISSION MEETING MINUTES  
MARCH 18 2008, 7:30 P.M.  
BOARD ROOM  
WASHINGTON STREET EDUCATION CENTER  
500 WASHINGTON ST., CHELSEA, MI**

**Members Present:** Chairman-Chris Rode, Jack Garland, Ann Valle, Casey Blair, Peter Feeney, George Kinzer, Chris Pick (arrives 7:35)

**Members Absent:** Joel Abramson, Rik Haugen

**Others Present:** Council Trustee-Cheri Albertson, City Planner-Carl Schmult

**Others Absent:** City Engineer-Christine Linfield, Planning & Zoning Administrator-Jim Drolett

**CALL TO ORDER**

Chairman Rode called the meeting to order at 7:33 P.M.

**APPROVAL OF MEETING MINUTES**

- Approval of the Meeting Minutes for February 19, 2008.

A motion was made by Anne Valle, supported by Jack Garland to approve the Minutes of March 18, 2008. 6 ayes, 3 absent, 0 no. Motion passed.

**PUBLIC PARTICIPATION**

Chairman Rode opened and closed public participation. No audience.

Chris Pick arrives 7:35 p.m.

Chairman Rode will add the floor area ratio memo to the agenda from Carl Schmult and Jim Drolett after New Business.

**NEW BUSINESS**

- **Mobil Gas Station Addition** - An application has been filed by Chelsea Properties L.L.C. of 1629 S. Main St., Chelsea, MI for an Amended Final Site Plan approval of a proposed addition to existing building on the following described parcel of land: Tax Code: # 06-06-132-380-016, 1629 S. Main St., Chelsea, MI, Mobil Gas Station.

City Planner Carl Schmult went over his report. Chairman Rode read some of Christine Linfield's comments which included a copy of the measurement discrepancy on the site plan from the back of the building. The site plan showed

more room than was there which means the curbing in the back has to move to allow for vehicle parking and entryway to the carwash.

Adnan Al-Saati who is the architect on the project said that they have relocated the curb. They are also going to provide for a dumpster enclosure right next to the addition on the north end. The addition is intended for storage. Peter Feeney is concerned about the location of the dumpster and asked the petitioner's to work with staff to put it in another location. It is very close to the side entrance to the gas station. In addition to that, Jack Garland is concerned with the location of the handicapped space and that the handicapped will have to go out into the roadway to get into the store because of the location of the dumpster. They will move the dumpster.

A motion was made by Peter Feeney, seconded by George Kinzer to recommend approval of the amended final site plan provided the plan of record reflects downward lighting, that the Planning Commission will waive section 9.4b because there are no changes in topo or storm drainage as per 9.02h, that the dumpster enclosure be relocated per discussions with staff, and that the pathway to the side door is striped and that the curb is moved to allow for 22 feet from the back of the lot.

Peter Feeney amended his motion to include that requirements be met for both Carl Schmolt and Christine Linfield's reports, seconded by George Kinzer 7 ayes, 0 no, 2 absent. Motion passed

- Ground Floor Coverage (GFC) Limit, PUD District: A memo from Jim Drolett and Carl Schmolt was presented to see if the Planning Commission would like to change the GFC Limit under the PUD District. The current 20% is rather low. A pretty standard GFC amount is anywhere from 20% to 25%.

Carl Schmolt said that it has been changed in the draft of the new Ordinance and we are providing GFC and Floor Area Ratio (FAR).

Carl and Jim suggest the Planning Commission identify the urban areas in your new Master Plan and let the PUD district be more flexible with those sites and tailor them to the site. Set the PUD district and keep the 20% maximum, but say in the ordinance that it could be increased with urban development with standards. The Planning Commission favors that suggestion and asked Carl and Jim to get something drafted. Carl suggests that first you change your plan and then your Ordinance.

### **OLD BUSINESS**

- **Comprehensive Plan** – Final Draft.

Cheri Albertson said that some members of City Council are concerned about the way the Buchanan Street Building is identified in the plan. Can you combine Industrial and Mixed Use? Chairman Rode said that by doing that, someone could come in and put in another industrial plant. Chairman Rode specifically wants to talk to Council

about this item. Ms. Albertson said that the broadest possible description is in the best interest to the City.

The Planning Commission would like to add language encouraging streetscape and burying utilities to the Neighborhood Management section on page 53 where we discuss the M-52 corridor strategies.

The Chairman will get the requested changes to LSL and hopes to have the final draft in a month. Once the Planning Commission has the final document and they approve it, we will pass it on to City Council for approval. Chris will talk to John Hanifan about getting this on a City Council agenda next month.

**DISCUSSION**

Sylvan Township Master Plan was given to Chris Rode. While he has not had an opportunity to look at it, he wanted the Planning Commission to know it is available in the City Office.

**ADJOURNMENT**

A motion was made by Casey Blair, supported by Jack Garland to adjourn the meeting at 9:00 p.m. 6 ayes, 0 no, 2 absent. Motion passed.

Respectfully submitted,



Karon R. Barbour  
Planning & Zoning Technical Administrative Assistant

PLEASE SIGN IN

PLANNING COMMISSION MEETING  
MARCH 18, 2008

**NAME & COMPANY**

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ADNAN AL-SABATI

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